153.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,700 / 709,700
					USE VALUE:	709,700 / 709,700
					ASSESSED:	709,700 / 709,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SELIG MICHAEL
Owner 2:	
Owner 3:	
Street 1:	84 GLENBURN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,819 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4819.000	258,000		451,700	709,700
Total Card	0.111	258,000		451,700	709,700
Total Parcel	0.111	258,000		451,700	709,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.99 | /Parcel: 496.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102212

GIS Ref

GIS Ref

Insp Date 11/14/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0008-0003.0

!12062!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,200	0	4,819.	451,700	709,900	709,900	Year End Roll	12/18/2019
2019	101	FV	224,600	0	4,819.	423,400	648,000	648,000	Year End Roll	1/3/2019
2018	101	FV	224,600	0	4,819.	350,000	574,600	574,600	Year End Roll	12/20/2017
2017	101	FV	224,600	0	4,819.	321,800	546,400	546,400	Year End Roll	1/3/2017
2016	101	FV	224,600	0	4,819.	293,600	518,200	518,200	Year End	1/4/2016
2015	101	FV	211,700	0	4,819.	287,900	499,600	499,600	Year End Roll	12/11/2014
2014	101	FV	211,700	0	4,819.	267,600	479,300	479,300	Year End Roll	12/16/2013
2013	101	FV	211,700	0	4,819.	254,600	466,300	466,300		12/13/2012

PRINT

Date	Time
12/11/20	02:10:48

LAST REV

Date	Time
06/17/14	13:35:41
philc	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12062

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKINNEY ROBERT	33907-168		10/26/2001		362,000	No	No		A

USER DEFINED

Prior Id # 1:	102212
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2014	426	Re-Roof	7,495					
11/20/2003	1002	Wood Dec	11,000					BUILD 14X14 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2014	External Ins	PC	PHIL C
11/14/2008	Meas/Inspect	355	PATRIOT
2/2/2002	MLS	MM	Mary M
4/19/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4819		Sq. Ft.	Site		0	80.	1.17	9									451,656						451,700	

Total AC/HA: 0.11063 | Total SF/SM: 4819 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 451,656 | Spl Credit | Total: 451,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	137.540
Other Features:	97300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316920
Depreciation:	58947
Depreciated Total:	257973

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB 1			

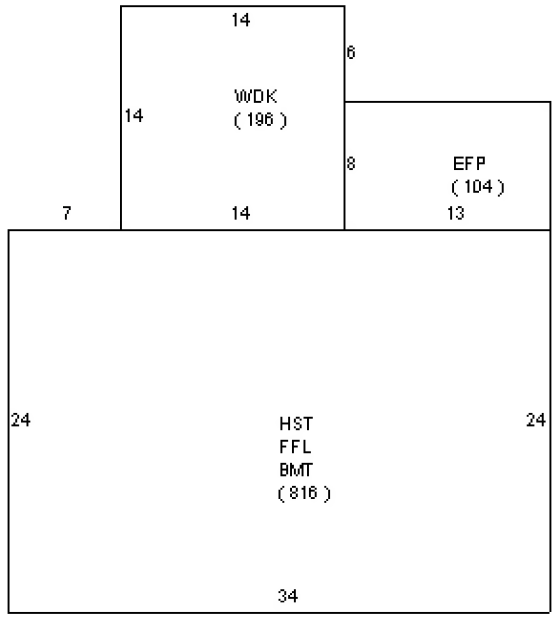
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.54
Special Features:	0	Val/Su Net:	110.26
Final Total:	258000	Val/Su SzAd	210.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	53.640	43,771
FFL	First Floor	816	137.540	112,233
HST	Half Story	408	137.540	56,116
WDK	Deck	196	10.770	2,111
EFP	Enclos Porch	104	51.820	5,389
	Net Sketched Area:	2,340	Total:	219,620
Size Ad	1224	Gross Are	2748	FinArea 1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	